



## Du Cane Court, Balham, London

Spacious 1 bedroom flat | Landmark Art Deco Mansion Block | 24 hr concierge | Communal gardens | Off street parking

Asking Price: £365,000 (Guide Price)



# J65 Du Cane Court, Balham, London

## DESCRIPTION

Current owners' thoughts. We have loved living here, the flat is bright, light and warm; a great place to work from home and to live. Du Cane Court is brilliant, safe, pretty and well maintained and taken care of – the concierge team are absolutely fantastic and there 24/7. Balham itself is brilliantly connected on the northern line and national rail and jam packed full of bars, cafés and restaurants, with plenty of green space. Indulge in the allure of Du Cane Court, where timeless elegance meets contemporary comfort in this exceptional one-bedroom flat. This residence, nestled in the iconic art-deco landmark of Balham, seamlessly blends original features with modern design, ensuring a living space that exudes sophistication. As you step into the grand lobby, a recent renovation has revived the 1930s interiors, where a courteous porter welcomes you. Ascend to the sixth floor, where this quiet, peaceful, luminous flat awaits, and offering captivating views of the serene internal courtyard through expansive windows that invite the warm afternoon light. Internally, a central hallway connects the meticulously designed rooms, with the master bedroom boasting a convenient walk-in wardrobe. The kitchen is a masterpiece, with ample storage space, electric hob, integrated fridge/ freezer and washing machine (all remaining). The smart bathroom preserves its 1930s charm with a chrome towel rail and large walk in shower Du Cane Court not only offers a luxurious living space but also provides unparalleled facilities. From landscaped gardens to a dedicated maintenance staff, every aspect is meticulously taken care of. The service charge covers heating and hot water through the recently upgraded communal heating system, ensuring your comfort. Twenty-four-hour security, dog handlers, 24/7 porter service, parcel collection service, communal cleaning, onsite management teams, maintenance, parking, and bike storage are all included, offering you a secure, convenient and hassle-free lifestyle. Recent refurbishments to the hallways and lobby add to the charm, while ongoing restoration work by Seyemon Kusumoto on the art-deco lifts and landscaped gardens ensures that the legacy of Du Cane Court continues to flourish. Conveniently located in the heart of Balham, with both Overground and Underground stations just a two-minute walk







SW17



48.9 Sq m 526 Sq ft

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### OPENING HOURS

Mon - Friday - 9.30 - 6.30

Weekends : By Appointment